



ROHRS & ROWE

A ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE ONE OF ROCK'S LANDMARK PROPERTIES



An aerial photograph showing a large estate with several buildings, including a prominent house with a gabled roof, surrounded by lush green trees and lawns. The estate is situated on a hillside overlooking a large body of water, the Camel Estuary, which is filled with numerous boats. In the distance, a town is visible across the water, and the landscape beyond is a mix of green fields and some industrial structures under a clear blue sky.

Roskarnon House  
Golf Course Hill  
Rock  
Wadebridge  
PL27 6LD

- First time for sale since circa 1950
- Spectacular southerly views of Camel Estuary towards Padstow
- 4 storey house
- Detached 2 bedroom cottage
- Approximately 6800 square feet of accommodation in total
- 14 bedrooms in main house
- 3 reception rooms
- 11 bathrooms
- Utility room
- Cellar rooms
- Gardens and grounds of circa 0.6 acres
- South facing
- Garaging
- Extensive parking
- Development potential, subject to requisite planning permissions
- EPCs F & G



## PROPERTY

Roskarnon House has been in our clients family ownership since the early 1950s. The rarity of its presence in the open market cannot be overstated as it represents a true once in a lifetime opportunity to purchase one of Rocks most recognisable and sizeable landmark residences. The property is positioned at the bottom of Rock Road, in a prime part of the village, just metres from the water, enjoying magnificent sweeping southerly views across the Camel Estuary towards Padstow on the opposite shore.

From approximately 1953 until the early years of this century, Roskarnon House was run as a hotel. The hotel was formally closed in 2007 and it has since reverted back to being a private residence.

This prominent detached property sits in a magnificent, southerly facing, elevated position that takes in some of the most jaw dropping and commanding views in Rock. Due to its former use as a hotel, it offers a very large amount of accommodation over its 4 storeys and, combined with its adjoining 2 bedroom holiday cottage, there is approximately 6800 square feet of floor space. A broad entrance hall welcomes you into the building where you are greeted by its impressive feature turning staircase that runs up through to the first and second floors. There are doors opening to each of the three reception rooms as well as the kitchen and a further door opens on to a second staircase that descend to the basement rooms. The two larger reception rooms face south and enjoy magnificent water views from their large walk-in bay windows. The modern kitchen / breakfast room is located in the centre of the house and this also enjoys some water views from a window on its westerly side. Immediately adjacent is the smaller of the reception rooms, which was previously used as the hotel bar and it is now a cosy sitting room. To the rear of the ground floor is a large utility room, two former bedrooms, an office and a bathroom.

The top two floors house the remaining 12 bedrooms, with several enjoying water views. On the lower floor of the building are two large basement storage rooms, each with high ceilings and one with a window on its westerly aspect. There is also a further shower room and an outside door opening to the western gardens. Please see the floor plans for the layout of the accommodation.

Constructed in circa 1904, the original building has attractive stone facades with distinctive sand coloured brick detailing. On the southerly aspect are its distinguishing double storey bay windows. At the rear is a sizeable two storey extension that was added in the mid 1960s, creating additional bedrooms and bathrooms to the ground and first floor of the building.

Situated to the rear of the house is Roskarnon Cottage - a 2 bedroom detached cottage that provides additional holiday accommodation. The accommodation briefly comprises of a 24' reception room, kitchen, two bedrooms and a bathroom. Its reception room also enjoys some delightful southerly water views via sliding patio doors across the westerly garden of the house, towards the waterfront below. Please see the floor plans for the layout of the accommodation.







## LOCATION

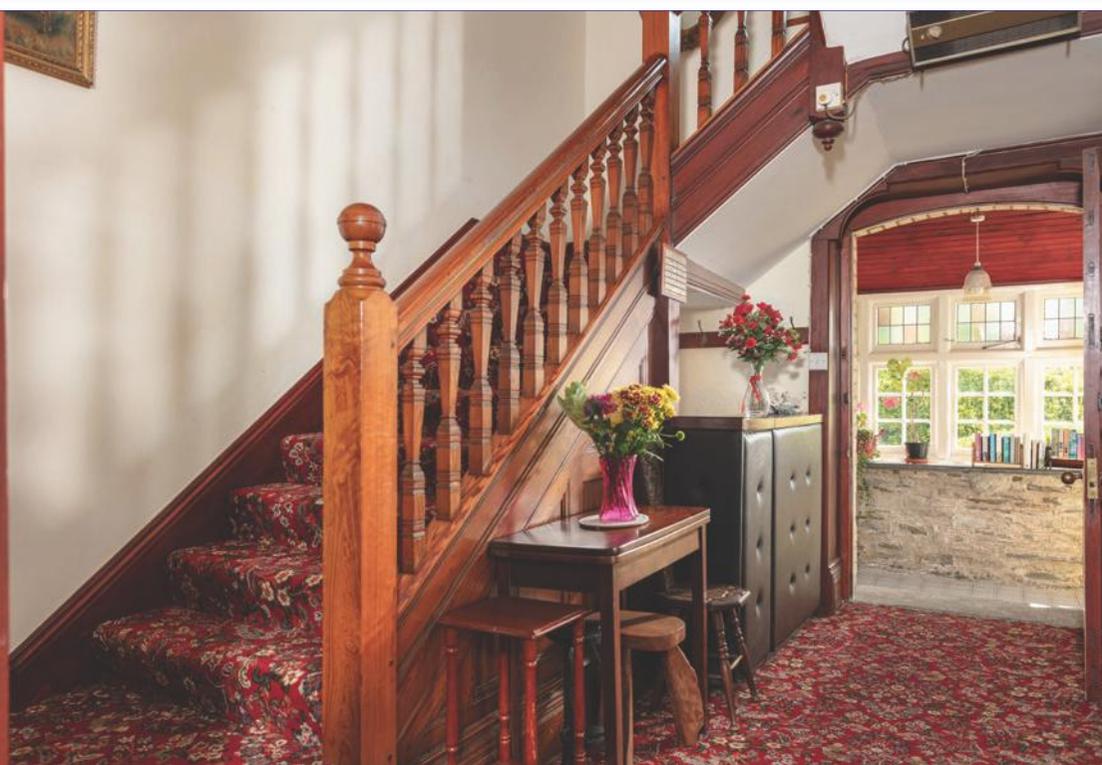
Rock is one of the most sought-after waterside locations in the country, renowned for its abundance of outdoor leisure and water sports facilities that include sailing, kayaking, water skiing, SUP, windsurfing and golf as well as many beautiful coastal walks. Roskarnon House is also located within moments of the sailing club, Rock beach is just a little further down Rock Road and the more tranquil Porthilly Cove is also easily accessible. St Enodoc Golf Club is positioned at the top of the hill and just a little further down Rock Road is the pedestrian ferry that crosses the estuary to Padstow.

The surrounding area to Rock boasts many fine sandy beaches that offer safe bathing and excellent surf, including Rock, Daymer Bay and Polzeath. There are many excellent restaurants and cafés in Rock itself, including Paul Ainsworth's renowned pub The Mariners, a little further up Rock Road. A short walk down Rock Road is a parade of shops, cafés and restaurants that overlook the waterfront and within this is The Rock Inn, Blue Tomato Café and the more recent Taproom. The village is also well served by many excellent shops and facilities including a bakery, butcher, fishmonger, delicatessen, local store and petrol station. The riverside town of Wadebridge is just a little further up the Camel Estuary, offering a wide range of excellent amenities and supermarkets.



## **OUTSIDE**

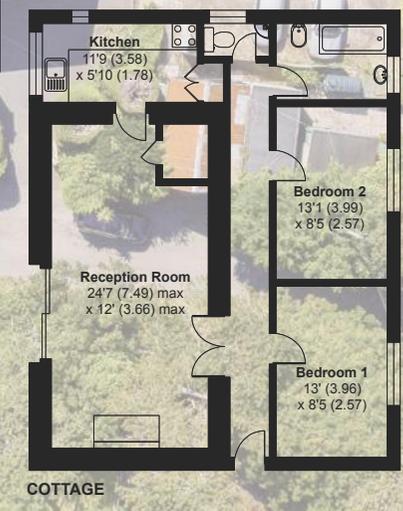
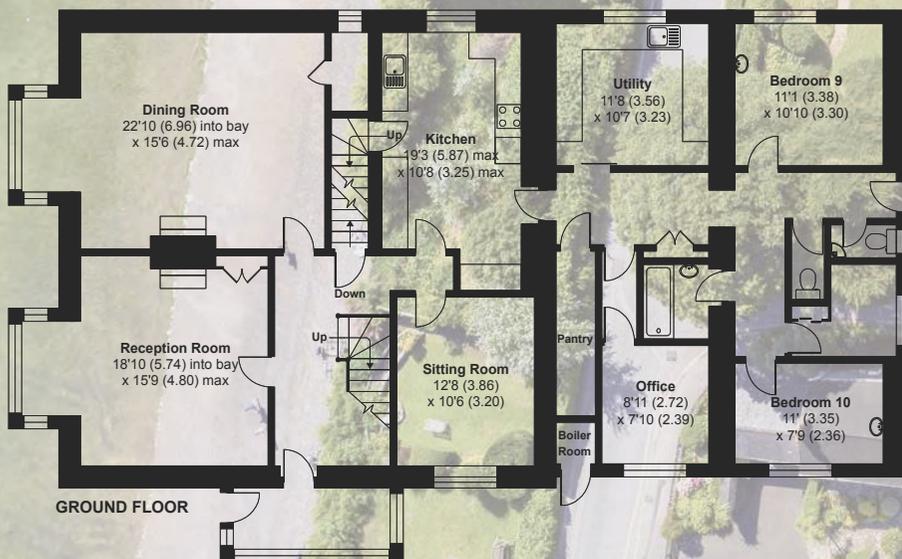
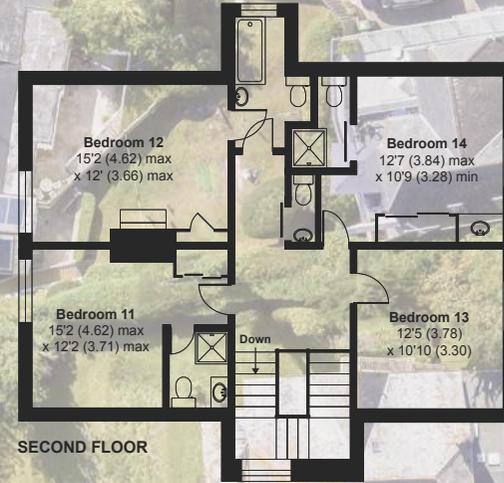
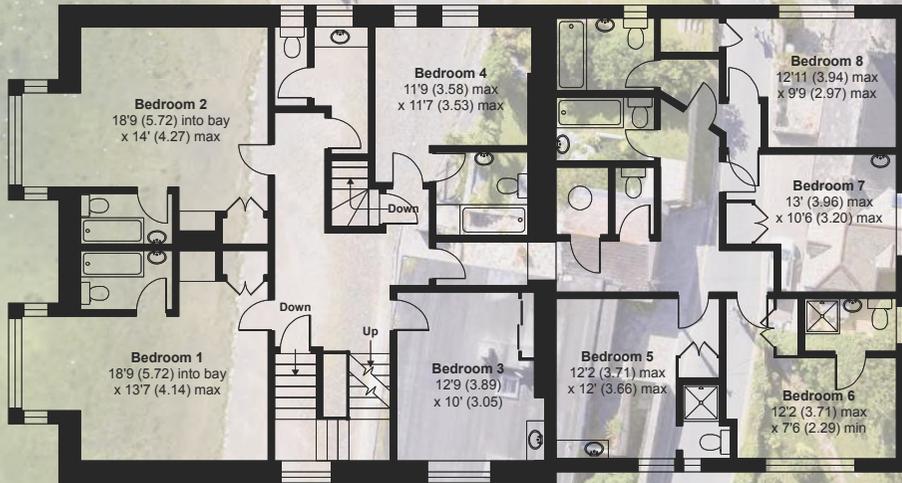
There is a pedestrian access gate leading to the southerly gardens from Rock Road and the vehicular access is from Golf Course Hill. Immediately adjoining the entrance gates and also accessed off Golf Course Hill is a large detached garage. The entrance driveway leads on to a broad parking area at the rear of the house. The house sits centrally within its considerable gardens and grounds; the garden areas are mostly laid to lawn with a full width paved terrace situated on the southerly side, taking in the best of the water views. Located on the northerly side of the grounds is a large enclosed area that was formally used as a vegetable garden. There is considerable development potential within the gardens, subject to all requisite planning permissions.



# Roskarnon House, Rock, Wadebridge, PL27

Approximate Area = 6854 sq ft / 636.7 sq m (includes cottage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Rohrs and Rowe. REF: 649703





**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Directions:** Proceed down Rock Road until you reach the waterfront at the bottom. After passing The Mariners and the Rock Sailing Club, follow the road for another 100 metres and take the next turning on the right on to Golf Course Hill. Roskarnon House is immediately on your left. Follow up Golf Course Hill for about 50 metres and the driveway entrance is on your left.

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